

## Project Plan Submission Narrative

### Kol Shalom

Project Number: 10000000000000000000

This narrative is intended to address compliance with all major City of Rockville Zoning requirements. While this narrative is not exhaustive in its description, the team makes every effort to demonstrate compliance and will provide any additional requested information if/when notified.

#### Comprehensive Master Plan and other plan regulations

Kol Shalom will house religious services, religious school classes, administrative functions, and various receptions. Major facilities include:

- entrance plaza, lobby, and vestibule
- eight classrooms for religious school
- outdoor playground
- administrative wing with offices for permanent staff
- two meeting/conference rooms
- sanctuary
- social hall for various functions, rentable by the public for receptions, weddings, etc.
- full-service kosher kitchen
- recycling separation area

The site is located in Single Residential Unit Zone R-90 where religious use is permitted by right. The plan/building/site:

- meets the 9,000 sf minimum lot area requirement – site is 197,637 sf
- meets all minimum setback requirements
- is under the maximum height of 35' – proposed front setback 35', proposed side yard setback 60', proposed rear yard setback 55'
- does not exceed maximum lot coverage of 25% - proposed lot coverage = 15%
- does not exceed maximum impervious front yard area of 30% - See Civil

#### Landscape and Screening

- approved NRI/FSD (Natural Resources Inventory/Forest Stand Delineation Plan) has been submitted
- Forest Conservation Plan has been submitted
- Concept Landscape Plan is part of this Project Plan Submission
- Minimum levels of perimeter and parking island landscaping are met – See Civil drawings
- does not exceed maximum impervious front yard area of 30% - See Civil
- Rooftop mechanical equipment shall be screened from view

### Lighting

Lighting shall conform to the Dec. 1, 2008 Landscaping, Screening, and Lighting Manual. Design will meet the requirements for, but is not necessarily limited to:

- light shielding /full-cut off luminaires
- light pole height (no taller than building whose area they illuminate)
- efficacy
- power density
- minimum lighting requirements for parking facilities

### Adequate Public Facilities

Kol Shalom shall meet all requirements for Adequate Public Facilities as described in Zoning Ordinance Article 25.20.

### Parking

As a religious facility in an R-200 zone, Kol Shalom is required to have 1 space per every 300 square feet of building. At approximately 33,000 gross square feet, this will require 111 parking spaces. The plan now calls for 111 parking spaces.

### Signs

The Kol Shalom sign will conform to all City of Rockville signage requirements as detailed in section 25.18 of the Zoning Ordinance. The sign is less than 3'-6" above grade, is approximately 12' long, and is less than 24 square feet. The sign is just to the east of the parking lot entrance and will be visible to traffic approaching from both directions. The sign is located 10' south of the property line.

### Public Use Space

All public space that is part of Kol Shalom shall meet the requirements for Zoning Section 25.17 including, but not limited to: sidewalks, accessibility, lighting, screening, and landscaping.

### Water and Sewer Information

Peak domestic water flow is estimated to be 150.00 GPM.

Fire sprinkler flow is estimated to be 750.00 GPM.

Standpipe flow is estimate to be 0.00 GPM.